



Firbank Way, Pelsall



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1



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Offers in excess of £220,000



Key Features

- Popular location
- Semi detached property
- Three bedrooms
- Two reception room
- Garage
- Off road parking
- EPC rating D
- Freehold





****THREE BED SEMI DETACHED FAMILY HOME****
Located in the popular Pelsall area - sought after for its lovely village centre, eateries, shops, the picturesque commons, good schools and great transport links to the towns of Cannock, Lichfield and Walsall, M6, M5 and M6 tollway. Pelsall is popular with both commuters and families alike.

The property briefly consists of: Driveway, porch entrance, hallway, lounge, dining room, kitchen, bathroom, garage and rear garden. On the first floor is three bedrooms and a family bathroom.

The property does require modernisation allowing the new owner to customise to their requirements.

Tenure: Freehold

EPC: D

Council tax band: C

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

Frontage

Located in a quiet cul-de-sac location having a small low maintenance lawn area and driveway and path giving access to the porch entrance and driveway.

Lounge 4.27m x 3.29m (14'0" x 10'10")

Located at the front of the property with large bay window allowing in plenty of light.

Dining Room 3.15m x 2.96m (10'4" x 9'8")

Located at the rear of the property with patio door out into the rear garden allowing in plenty of light.

Kitchen 3.15m x 2.14m (10'4" x 7'0")

Positioned at the rear of the property with fitted wall and base units and integrated oven, hob and extractor.

Bedroom One 3.58m x 3.08m (11'8" x 10'1")

Double bedroom at the front of the property with fitted wardrobe units.

Bedroom Two 3.15m x 3.37m (10'4" x 11'1")

Double bedroom at the rear of the property.

Bedroom Three 2.75m x 2.12m (9'0" x 7'0")

Single bedroom at the front of the property with hatch offering access to the loft space.

Bathroom 2.21m x 1.77m (7'4" x 5'10")

Fully tiled room with fitted bath, basin and w.c.

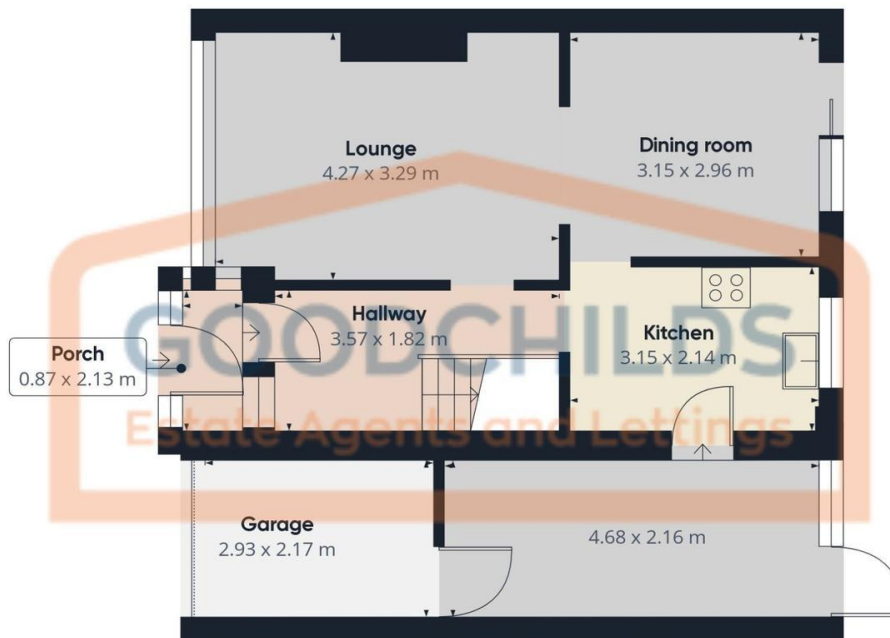
Rear Garden

Low maintenance rear garden with large patio area.

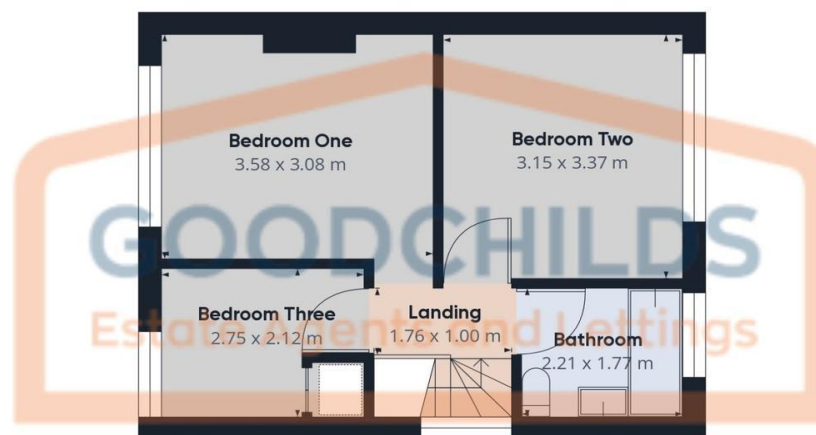








Ground floor



Floor 1

Approximate total area^m
89.19 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

